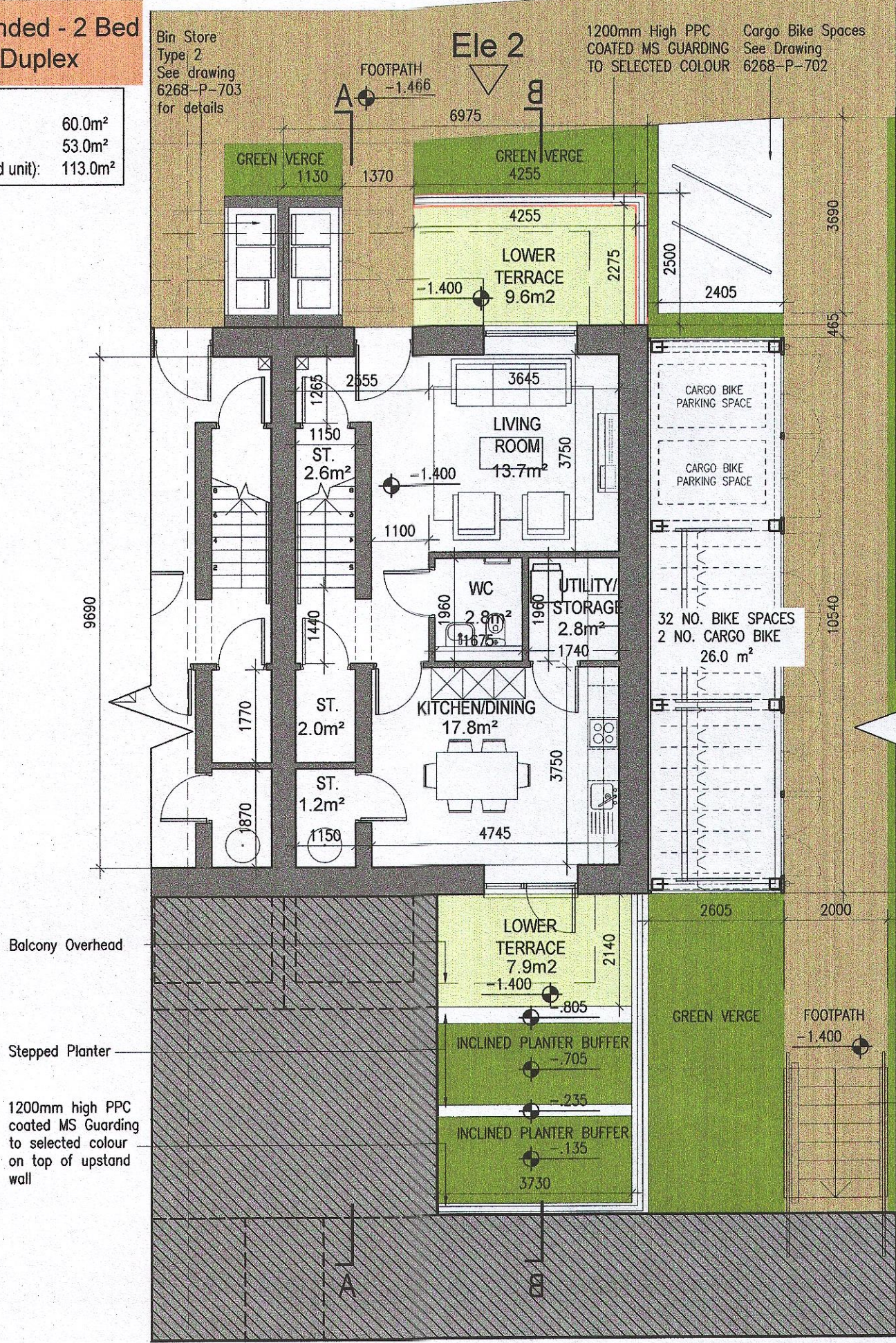


TYPE L2 Handed - 2 Bed Level 00-01-Duplex

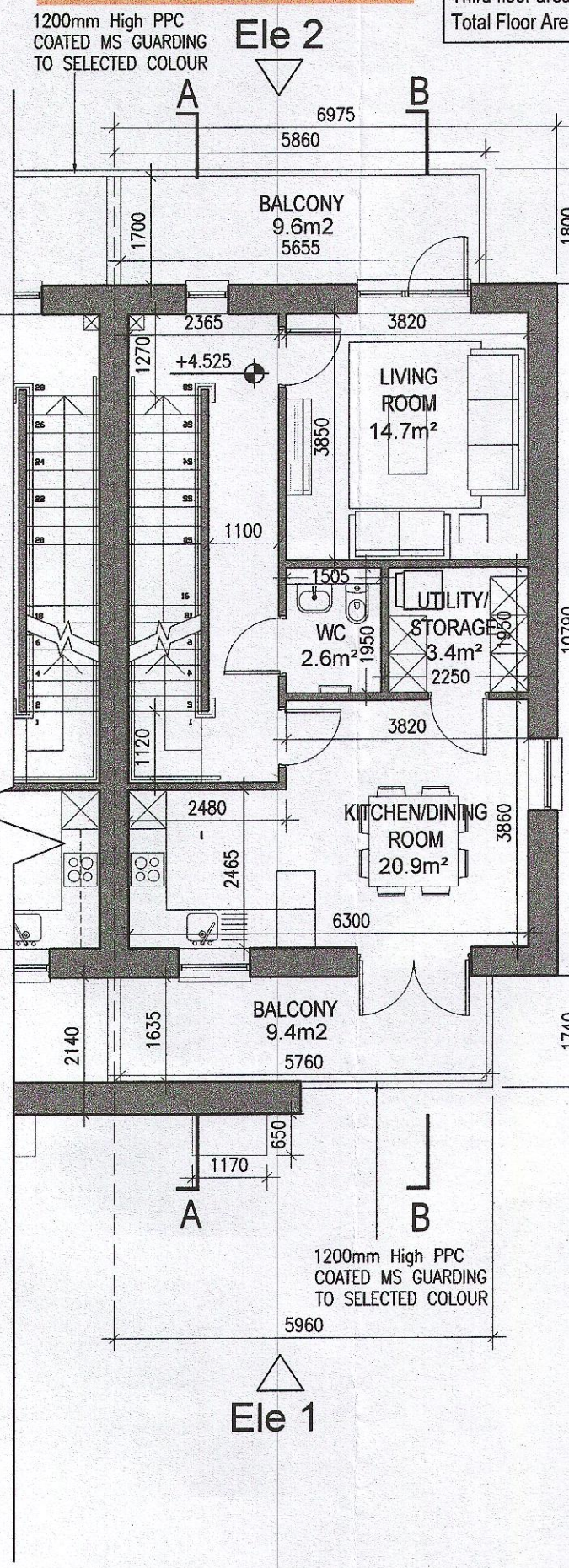
DUPLEX TYPE L
 Ground floor area 60.0m²
 First floor area 53.0m²
 Total Floor Area (2-bed unit): 113.0m²



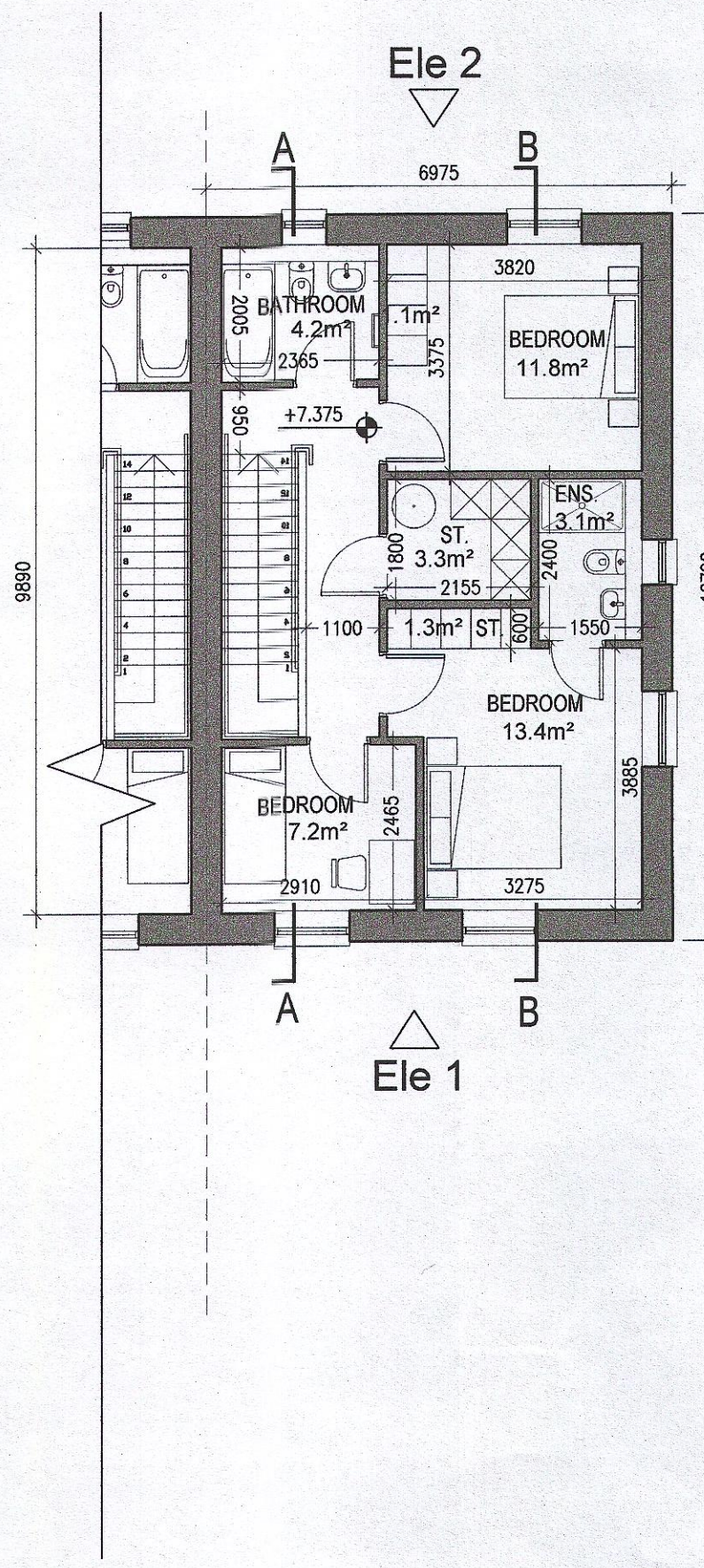
01 Ground Floor Plan Handed

TYPE M2 Handed - 3 Bed Level 02-03-Duplex

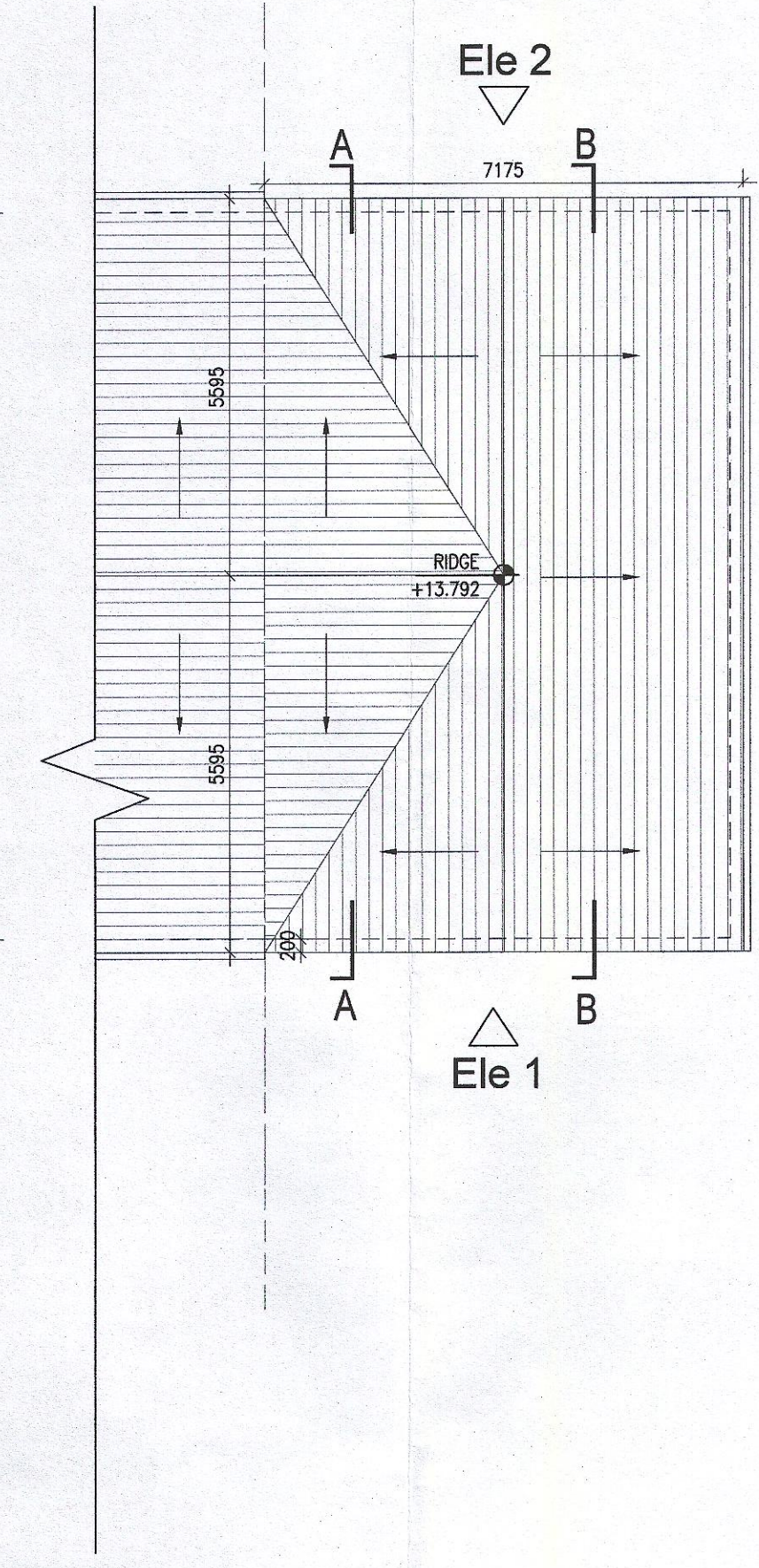
DUPLEX TYPE M
 First floor (stair) 10.9m²
 Second floor area 62.2m²
 Third floor area 62.2m²
 Total Floor Area (3-bed unit): 135.3m²



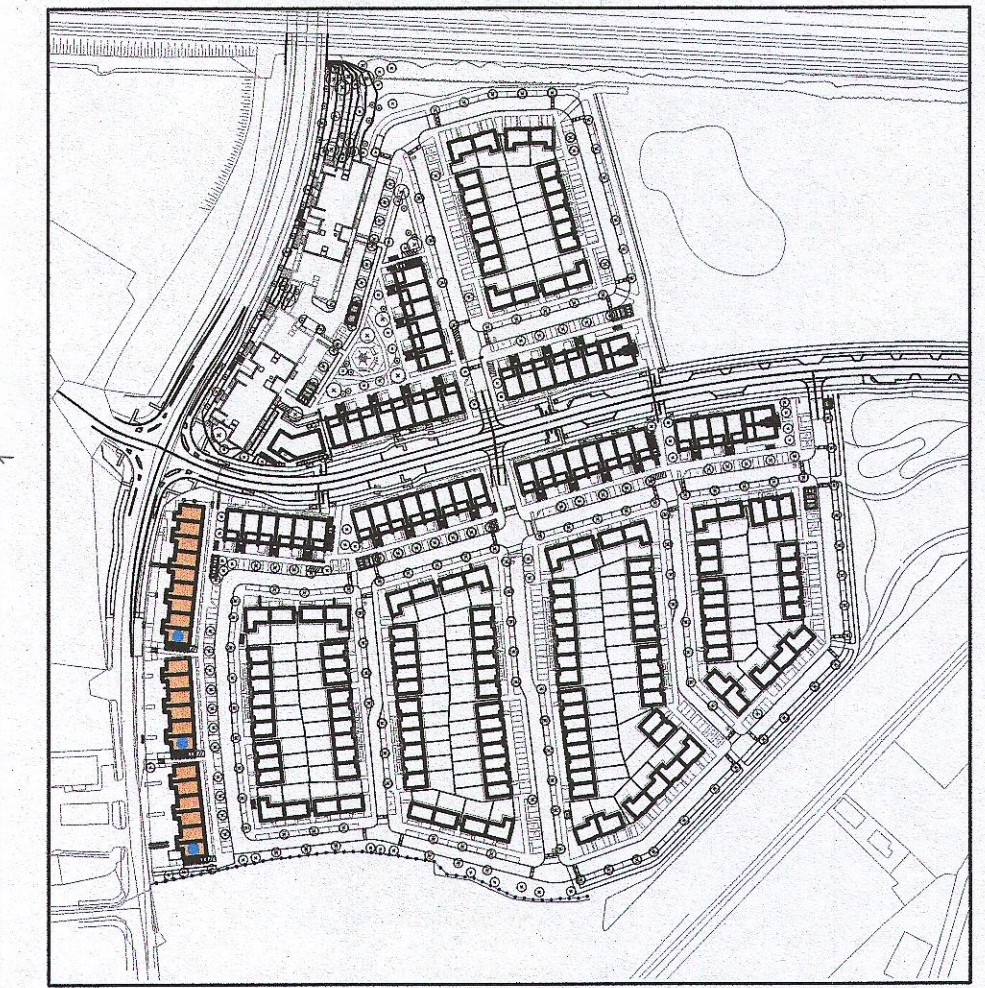
03 Second Floor Plan Handed



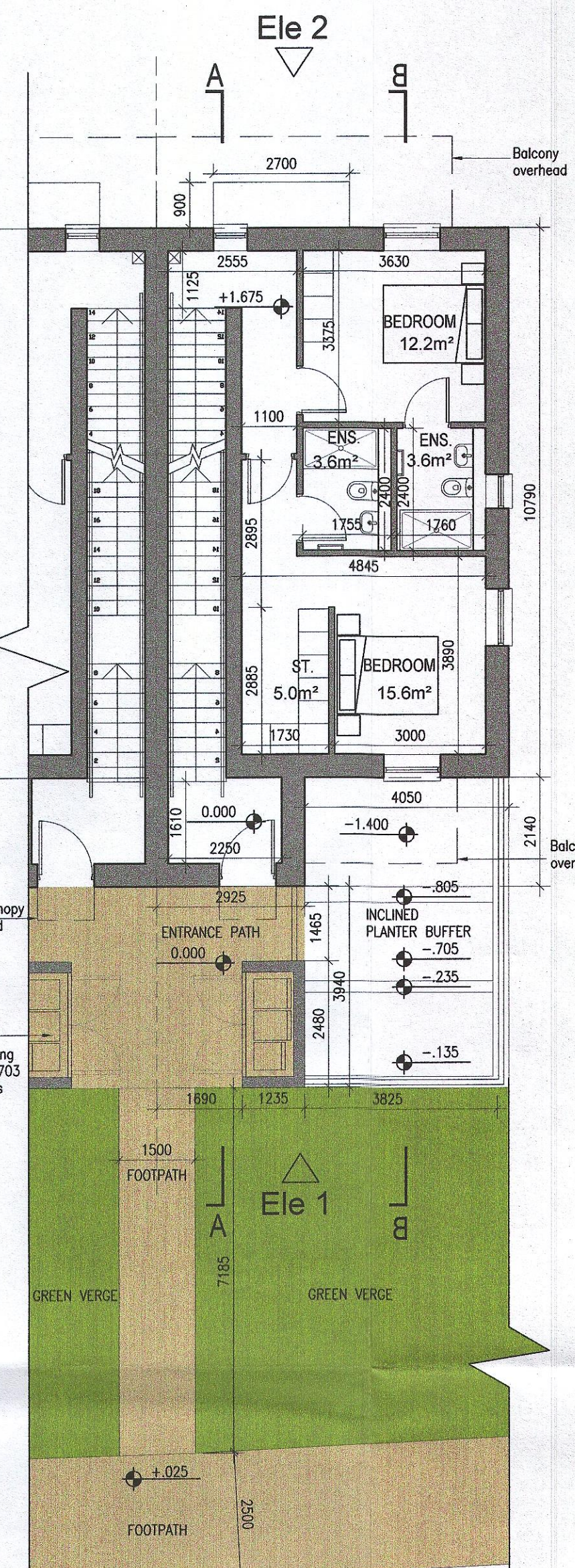
04 Third Floor Plan Handed



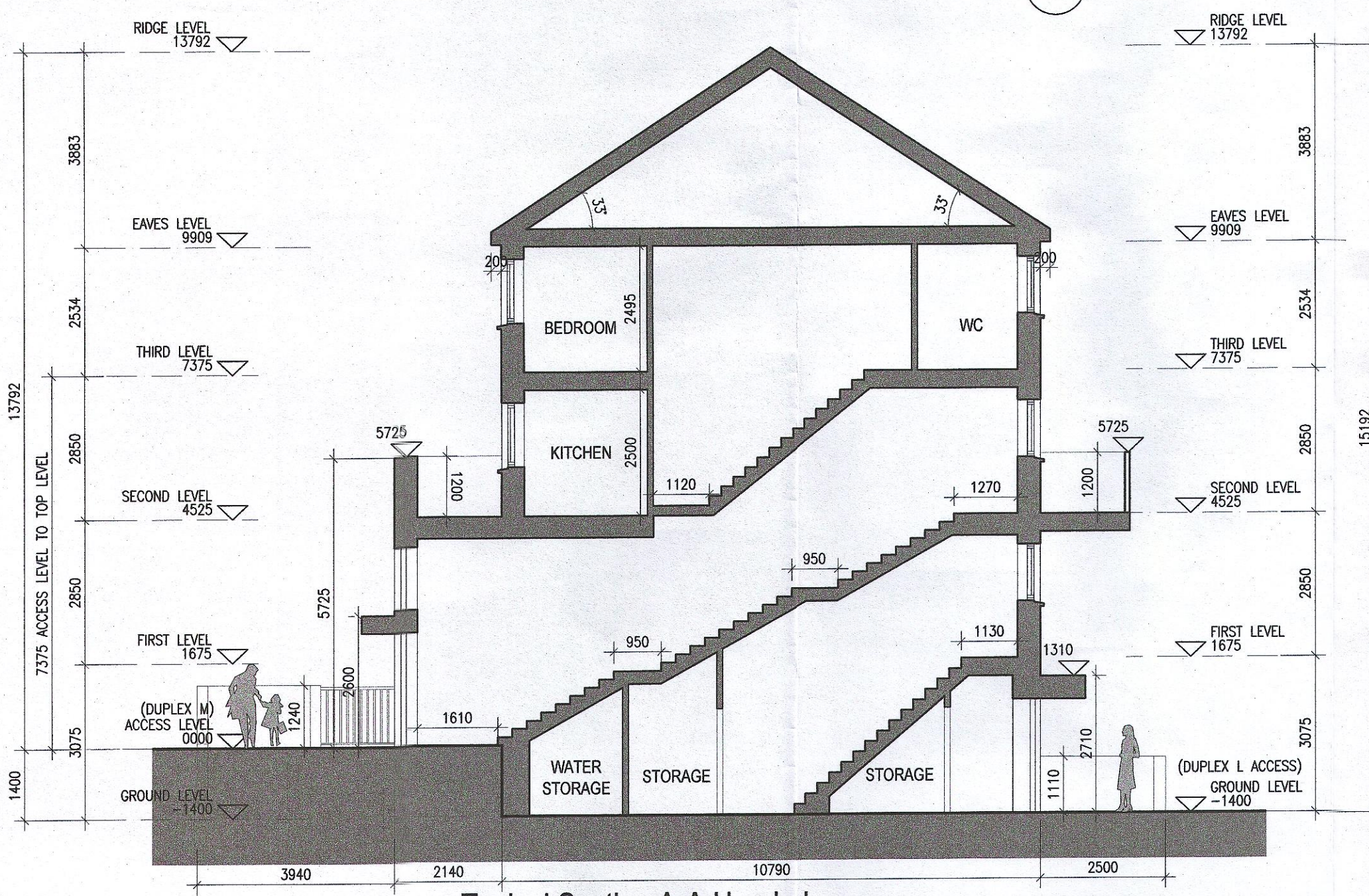
05 Roof Plan Handed



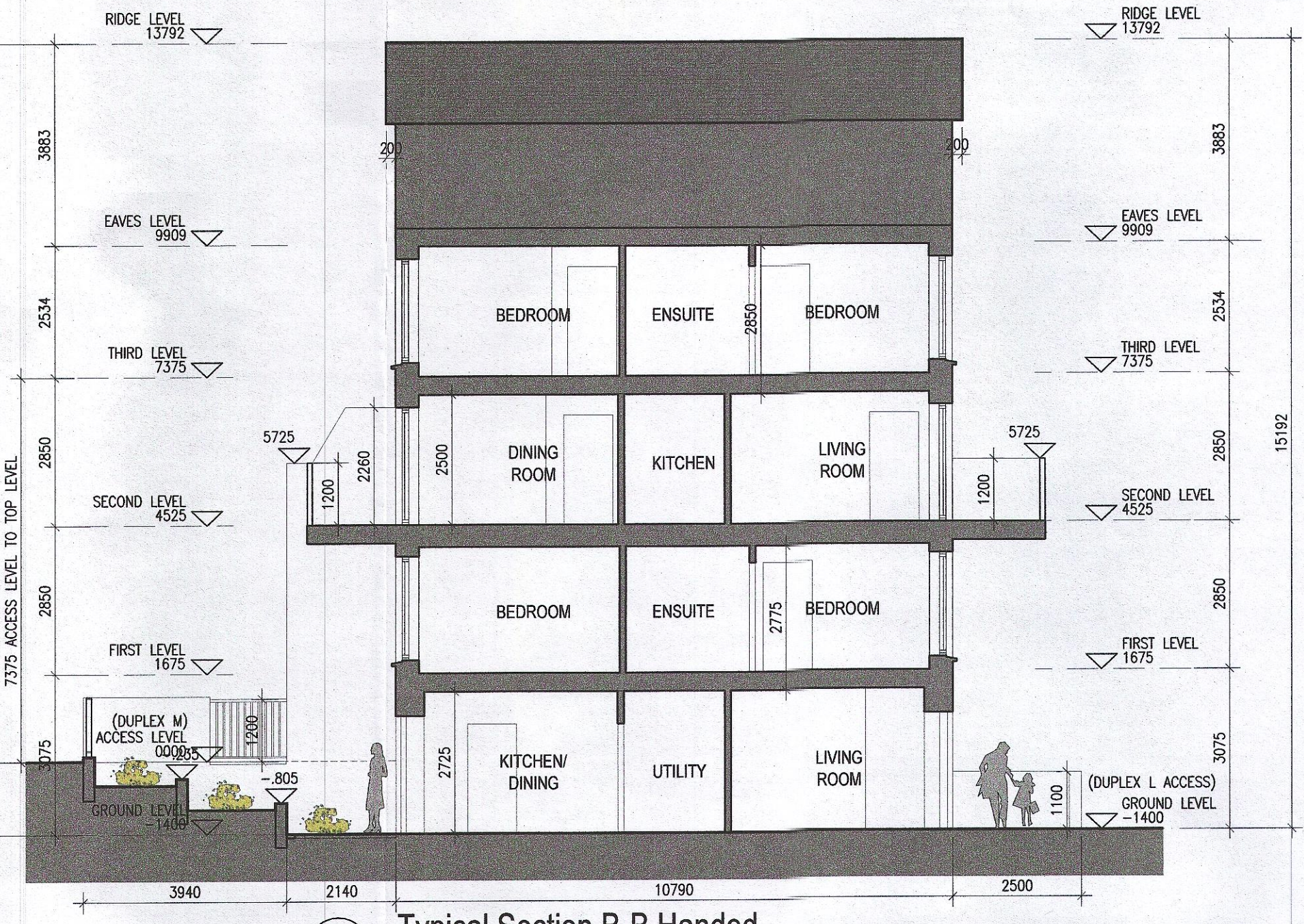
Indicates unit locations
KEY PLAN [NTS]



02 First Floor Plan Handed



06 Typical Section A-A Handed
 1:100@A1



07 Typical Section B-B Handed
 1:100@A1

MATERIAL CODE LEGEND

- 01 - BUFF BRICK - STANDARD BOND - LIGHT APPROVED TONE
- 02 - BUFF BRICK - FEATURE BOND - LIGHT APPROVED TONE
- 03 - BUFF BRICK - STANDARD BOND - BROWN APPROVED TONE
- 04 - BUFF BRICK - FEATURE BOND - BROWN APPROVED TONE
- 05 - SELF COLOURED RENDER - LIGHT APPROVED TONE
- 06 - SELF COLOURED RENDER - DARK APPROVED TONE
- 07 - CONCRETE ROOF TILES - DARK APPROVED TONE
- 08 - POWDERCOATED METALWORK OR uPVC - DARK APPROVED RAL COLOUR
- 09 - POWDERCOATED METAL SCREENING - DARK APPROVED RAL COLOUR
- 10 - CLEAR GLAZING WITH DARK APPROVED RAL COLOUR FRAMING
- 11 - OPACIFIED GLAZING WITH DARK APPROVED RAL COLOUR FRAMING

EXTERNAL FINISHES

WALLS: PAINTED SAND / CEMENT RENDER OR PROPRIETARY PRECOLOURED RENDER FINISH SELECTED BRICKWORK WHERE INDICATED ON DRAWINGS

WINDOWS: SELECTED PROPRIETARY DOUBLE / TRIPLE GLAZED WINDOW SYSTEM WITH FRAMES TO APPROVED COLOUR. OBSCURED GLAZING TO BATHROOMS AND EN-SUITES.

DOORS: SELECTED PROPRIETARY DOORS AND GLAZE SIDE SCREENS TO APPROVED COLOUR.

RAINWATER GOODS: uPVC OR POWDER COATED METAL GUTTERS AND RAINWATER PIPES TO SELECTED COLOUR.

MAIN ROOF: CONCRETE ROOF TILES IN SELECTED COLOUR.

LOW LEVEL PROJECTION: ZINC CANOPY TO ENTRANCE OF UNITS

OTHER ITEMS: uPVC OR POWDER COATED METAL FASCIAS, SOFFITS AND BARGE BOARDS PAINTED MILDSTEEL RAILINGS AND BALUSTRADES

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPING DETAILS

Notes

- Copyright Reserved
- Work to figured dimensions only. Do not scale drawing.
- The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Architect.
- Where appropriate, for details of c/c structure or mechanical and electrical details, see Engineers drawings.
- Proprietary items shall be fixed in strict accordance with manufacturers instructions.
- Sizes of proprietary items shall be checked with manufacturer.
- The contractor shall be responsible for the coordination of structure, finishes and services.

Issue Status

Progress	Planning Application
Fire Cert	Disability Cert
Tender	Construction
As Built	Information Only

No.	Date	Revision	Initials
01	27/01/23	Planning Application	AM

Project Adamstown Extension - Clonburris SDZ Residential Development

Drawing Title Duplex Type L2M2 - (end) Handed - Plans & Section

Drawing No 6268-P-212

Scale 1:100 @ A1 **Rev** 01 **Drawn** SH **Date** JAN/2023

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